



**City of Santa Barbara**  
Airport Department

**DATE:** February 17, 2010  
**TO:** Airport Commission  
**FROM:** Karen Ramsdell, Airport Director  
**SUBJECT:** Lease Agreement – Greeneridge Sciences, Inc.

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**RECOMMENDATION:**

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Greeneridge Sciences, Inc., a California Corporation, for 1,440 square feet of Building 115, 6160-A Wallace Becknell Road, at the Santa Barbara Airport, effective March 1, 2010, for a monthly rental of \$1,117, exclusive of utilities.

**DISCUSSION:**

The subject Premises is located north of Hollister Avenue in an Airport Industrial (AI-1) zone.

Greeneridge Sciences, Inc. has been an Airport tenant since 1989, doing research and development in the field of computers and electronics. The Premises will be used for offices and storage of product and equipment. Greeneridge currently leases Units C & D of Building 115 and Building 352 at 1411 Firestone Road. At this time, they wish to consolidate their operation in Building 115 by adding Unit A. The Firestone Road lease will end effective upon the execution of the new agreement. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$1.40 per square foot for office space and \$.70 per square foot for storage, and is comparable to other buildings on the Airport for similar use and in similar condition. Greeneridge Sciences will also pay monthly utility charges of \$63.52 or metered amount, whichever is greater, for water and \$32.59 for sewer service in Unit A. The total monthly rental for the three units leased in Building 115 will be \$4,403, exclusive of utilities.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

**PREPARED BY:** Business & Property Division

**ATTACHMENT:** Map